FORM-2

ENGINEER'S CERTIFICATE

Date: 26-09-2022

To

Mantra Kingdom PVT LTD.
T4-T5, Metro pole Building,
Bund Garden Road, Camp,
Pune-411001

Subject: Certificate of Cost Incurred for Development of **Mantra Monarch** for Construction of **A1, A2** building(s) & Development of the 1st Phase
Maha RERA Registration Number P52100023453
Being developed by Mantra Kingdom PVT LTD.

Sir,

1. I Mr. Dattatrya kapre have undertaken assignment of certifying Estimated Cost for Mantra Monarch having Maha RERA Number P52100023453 Being developed by Mantra kingdom PVT LTD.

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawing/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Vishal Ugale Quantity Surveyor appointed by Developer/Engineer. The assumption of the cost of material, labor and other inputs made by developer. And the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs_42,93,93,958.00 (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartment's and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate I completion certificate for the Building(s) / Wing(s), Layout/ Plotted Development from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 29,91,69,330.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of material / service used and unit cost of these item amount.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned of sale, of The project is estimated at Rs 13,02,24,628.00 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned of sale, of the foresaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building–A1

Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli District Pune. to the NORTH S. NO. 30, to the EAST ADJ. PLOT S. NO. 31 By 3 Part , to the SOUTH ADJ. 30 MTR. Wide DP Road, to the WEST S. NO. 29 By 4 PART at Balewadi Taluka Haveli District Pune admeasuring 4812.40 Sqm. being developed by Mantra Kingdom.

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 12-02-2020 date of Registration is	Rs. 18,47,96,640.00/-
2	Cost incurred as on 26-09-2022 (Based on the estimated cost)	Rs. 14,36,50,844.00/-
3	Work done in Percentage (As Percentage of the estimated cost)	78 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,11,45,796.00/-
5	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Building-A2

Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli District Pune. to the NORTH S. NO. 30, to the EAST ADJ. PLOT S. NO. 31 By 3 Part , to the SOUTH ADJ. 30 MTR. Wide DP Road, to the WEST S. NO. 29 By 4 PART at Balewadi Taluka Haveli District Pune admeasuring 4812.40 Sqm. being developed by Mantra Kingdom.

Sr. No	Particulars	Amounts
2.	Total Estimated cost of the building/wing as on 12-02-2020 date of Registration is	Rs. 16,30,99,440.00/-
6	Cost incurred as on 26-09-2022 (Based on the estimated cost)	Rs. 13,44,81,306.00/-
7	Work done in Percentage (As Percentage of the estimated cost)	82 %
8	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,86,18,134.00/-
9	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

TABLE B

Building: - Development Works

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 12-02-2020 Date of Registration is	Rs. 8,14,97,878.00/-
2.	Cost incurred as on 26-09-2022 (Based on the estimated cost)	Rs. 2,10,37,180.00/-
3.	Work done in Percentage (As Percentage of the estimated cost)	26 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,04,60,698.00/-
5.	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully,

DATTATRAY M. KAPARE

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name: Sumit Bansal

Date: 26/9/22